



TOWN OF EAST HAMPTON

300 Pantigo Place – Suite 105
East Hampton, New York 11937-2684

Planning Department
JoAnne Pahwul
Director

Telephone (631) 324-2178
Fax (631) 324-1476

April 16th, 2020

TO: Planning Board

FROM: Marco Wu
Planner 

RE: Hellman Hanger Site Plan
SCTM# 300-181-2-6

Last Review Date: April 16, 2020

Items and Date Received:

- Hellman Hanger Site Plan Floor Plans and Elevations dated 02/14/2020 prepared by Richard S. Kent of The Kent Architectural Collaborate, PLLC, received 03/09/2020
- Hellman Hanger Site Plan Landscaping Plan dated 04/08/2020 prepared by Lighthouse Land Planning, received 04/16/2020
- Hellman Hanger Site Plan Land Survey dated 02/12/2020 prepared by Tamara L. Stillman of L.K. McLean Associates, P.C., received 02/25/2020

Background Information:

An application has been submitted to construct a 50' x 50', or 2,500 sq. ft. hangar with a 30' x 30' asphalt parking area and a 30' wide taxiway on a 10,553 sq. ft. (0.242 acre) area leased from the Town of East Hampton. The leased area is part of the Town airport and zoned Commercial Industrial. The leased area previously held a hangar that was in a state of disrepair and removed. The size of the proposed hangar is consistent with the sizes of other hangars on the adjoining lots. The hangar directly to the west is 40' x 40' and the hangar to the west of that, 50' x 50'.

Issues for Discussion:

Lighting

Light Fixture 1 is a proposed Wall Sconce that is mounted 18 ft. above the hangar doors. The proposed fixture has a 3,000 Kelvin level, meeting the Town Code's maximum of 3,000 Kelvin. In addition the fixture has a level of 1,997 lumens which is within the Town's recommended guideline of 1,600 - 2,500 lumens for a mounting height of 12 ft. Although it is mounted higher

than 12 ft. given the unique nature of the use it is not considered excessive. It appears that the fixture will be shielded with the light directed downwards. With the given information, it appears that the proposed fixture has been revised to be in line with the Town's **Lighting** Policy with the exception of the mounting height.

Landscaping

The revised survey has a notation that ten (10) evergreen trees will be provided and a re-vegetation plan indicating that these trees will be 6' tall eastern red cedars (*Juniperus virginiana*) has been submitted. The Landscaping plan has been revised to screen the building and the parking lot.

Airport Manager's Comments

The Planning Board has requested comment from the manager of the East Hampton Airport, James L. Brundige. Mr. Brundige has informally indicated that the proposal is acceptable, but prefers to wait for comments from the Federal Aviation Administration (FAA) before formalizing his approval. Since the proposed hanger is replacing a hanger that was previously there, is not higher or not significantly higher, and is not located in the flight path, there should be no issues with the FAA.

Conclusion

If the Board finds the revised landscaping and lighting plans to be acceptable and the application complete, the Planning Department will prepare the Environmental Assessments forms so that a SEQRA declaration can be made and the application will be ready to be scheduled for a public hearing.

Planning Board Consensus:

Does the Board find the revised landscaping and lighting plans acceptable?

Additional comments: _____

Does the Board find the application complete?

Additional comments: _____

Additional Board Comments:
